

# Hocker Heights Balance Sheet

Preview

October, 2021

Balance

## Assets

### Current Assets

5	UMB General Fund	479,534.74
9	Petty Cash	249.84
11	Allowance for Doubtful Accounts	4,894.23
29	Prepaid Insurance	13,664.63
40	Allow for Obsolete Inventory	52,631.88
169	CFP HUD Rec/Deferred Revenue	(98,410.54)

Total Current Assets 452,564.78

### Non-Current Assets

170	Leasehold Improvements	754,894.98
171	Land	419,951.65
172	Buildings	10,813,561.08
174	Equipment - Admin	96,329.24
175	Accumulated Depreciation	(9,094,714.00)

Total Fixed Assets 2,990,022.95

**Total Assets 3,442,587.73**

## Liabilities

### Current Liabilities

300	Tenants Security Deposit	22,594.98
306	Accrued Comp Absences	5,403.72

Total Current Liabilities 27,998.70

### Non-Current Liabilities

470	Comp Absences - NonCurrent	998.30
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Total Non-Current Liabilities 998.30

**Total Liabilities 28,997.00**

## Net Assets

600	Capitalized Assets	2,985,814.74
602	Unrestricted Assets	427,839.93
700	Current Year Net Income (Loss)	(63.94)
701	Betterments and Additions	(4,208.21)
702	Property Contra	4,208.21

Total Net Assets 3,413,590.73

**Total Liabilities and Net Assets 3,442,587.73**

# Hocker Heights Board Operating Statement

Preview

October, 2021

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
<b>Income</b>		
Dwelling Rent	(504.00)	9,123.48
Excess Utilities	0.00	54.64
Other Income - Tenant Charges & Fees	25.00	25,775.50
Income - Other Sources	307.63	13,751.22
Transfers from Capital Fund Grants	0.00	100,000.00
HUD Subsidy Earned	44,995.00	385,366.05
<b>Operating Income</b>	<b>44,823.63</b>	<b>534,070.89</b>
<b>Expenses</b>		
Administrative Salaries	4,308.17	32,984.56
Travel	0.00	54.85
Audit Fee	0.00	3,762.50
Postage	0.00	102.00
Office Supplies	71.83	776.09
Computer Support / Repair	2,457.33	5,303.09
Publications	0.00	119.94
Telephone Cost	40.00	672.00
Telephone	776.37	4,086.20
Misc. Admin Expenses	327.27	2,663.94
Admin Contracts	262.50	3,930.12
Tenant Screening	6.17	92.64
Copier Lease/Usage	161.87	1,313.94
Management Fees	6,665.43	45,756.04
Bookkeeping Fees	967.50	6,765.00
Asset Management Fees	1,380.00	9,660.00
Tenant Services - Salaries	342.50	2,528.07
Tenant Services - Other incurred service cost	2,100.00	2,100.00
Water	184.90	1,155.47
Electricity	1,017.11	5,758.23
Gas	447.99	3,811.88
Other Utilities Expense	741.98	4,566.48
Maintenance Labor	4,881.20	36,185.23
Temporary Labor	0.00	1,593.10
Materials	4,471.04	42,064.25
Contract Cost	1,162.01	19,339.74
Contracts - Heating and Cooling	352.40	12,510.93
Contracts - Landscape and Grounds	875.00	17,875.00
Contracts - Unit Turnaround	185.00	11,644.52
Contracts Electrical	0.00	1,776.09
Contracts - Plumbing	0.00	4,534.69
Contracts - Extermination	978.00	5,096.00
Contracts - Janitorial	261.71	1,617.79
Contract Costs - Misc	1,422.20	3,140.70
Trash Removal	1,498.00	10,516.00
Insurance - Prop	2,768.99	19,114.97
Insurance - Liability	373.60	2,579.05
Insurance - Workman's Comp	1,009.45	6,019.10
Insurance - Other	708.38	4,833.59
Employee Benefit Cont.	2,586.68	12,883.85
Employee Benefits - Maint	2,298.55	12,475.93
Collection Losses	(100.00)	28,800.39
<b>Operating Expenses</b>	<b>47,991.13</b>	<b>392,563.96</b>

# Hocker Heights Board Operating Statement

Preview

October, 2021

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	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
<b>Operating Profit / (Loss)</b>	<b>(3,167.50)</b>	<b>141,506.93</b>
<b>Non-Operating Expenses</b>		
Extraordinary Maintenance	3,560.00	41,570.87
Replacement of Equipment	0.00	3,427.71
Betterments and Additions	0.00	780.50
<b>Non-Operating Expenses</b>	<b>3,560.00</b>	<b>45,779.08</b>
<b>Profit/(Loss)</b>	<b>(6,727.50)</b>	<b>95,727.85</b>

Report Selections

# Hocker Heights

## Board Operating Statement / Budget

Preview

October, 2021

	<u>Monthly Totals</u>	<u>PUM</u>	<u>Monthly Budget</u>	<u>PUM</u>	<u>YTD Totals</u>	<u>PUM</u>	<u>YTD Budget</u>	<u>PUM</u>
<b>Income</b>								
Dwelling Rent	(504.00)	(3.29)	6,041.67	39.49	9,123.48	8.52	42,291.67	39.49
Excess Utilities	0.00	0.00	33.33	0.22	54.64	0.05	233.33	0.22
Other Income - Tenant Charges & Income - Other Sources	25.00	0.16	500.01	3.27	25,775.50	24.07	3,500.01	3.27
Transfers from Capital Fund Grant	307.63	2.01	37.50	0.25	13,751.22	12.84	262.50	0.25
HUD Subsidy Earned	0.00	0.00	5,000.00	32.68	100,000.00	93.37	35,000.00	32.68
	44,995.00	294.08	38,867.67	254.04	385,366.05	359.82	272,073.67	254.04
<b>Operating Income</b>	<b>44,823.63</b>	<b>292.96</b>	<b>50,480.18</b>	<b>329.94</b>	<b>534,070.89</b>	<b>498.67</b>	<b>353,361.18</b>	<b>329.94</b>
<b>Expenses</b>								
Administrative Salaries	4,308.17	28.16	3,949.33	25.81	32,984.56	30.80	27,645.33	25.81
Legal Expense	0.00	0.00	208.33	1.36	0.00	0.00	1,458.33	1.36
Staff Training	0.00	0.00	41.67	0.27	0.00	0.00	291.67	0.27
Travel	0.00	0.00	145.83	0.95	54.85	0.05	1,020.83	0.95
Audit Fee	0.00	0.00	333.33	2.18	3,762.50	3.51	2,333.33	2.18
Postage	0.00	0.00	0.00	0.00	102.00	0.10	0.00	0.00
Office Supplies	71.83	0.47	187.50	1.23	776.09	0.72	1,312.50	1.23
Expendable Office Equipment	0.00	0.00	208.33	1.36	0.00	0.00	1,458.33	1.36
Computer Support / Repair	2,457.33	16.06	416.67	2.72	5,303.09	4.95	2,916.67	2.72
Advertising	0.00	0.00	20.83	0.14	0.00	0.00	145.83	0.14
Publications	0.00	0.00	41.67	0.27	119.94	0.11	291.67	0.27
Telephone Cost	40.00	0.26	333.33	2.18	672.00	0.63	2,333.33	2.18
Telephone	776.37	5.07	500.00	3.27	4,086.20	3.82	3,500.00	3.27
Collection Agent Fees & Court Costs	0.00	0.00	41.67	0.27	0.00	0.00	291.67	0.27
Misc. Admin Expenses	327.27	2.14	458.33	3.00	2,663.94	2.49	3,208.33	3.00
Admin Contracts	262.50	1.72	1,083.33	7.08	3,930.12	3.67	7,583.33	7.08
Tenant Screening	6.17	0.04	416.67	2.72	92.64	0.09	2,916.67	2.72
Copier Lease/Usage	161.87	1.06	250.00	1.63	1,313.94	1.23	1,750.00	1.63
Management Fees	6,665.43	43.56	6,250.00	40.85	45,756.04	42.72	43,750.00	40.85
Bookkeeping Fees	967.50	6.32	958.33	6.26	6,765.00	6.32	6,708.33	6.26
Asset Management Fees	1,380.00	9.02	1,375.00	8.99	9,660.00	9.02	9,625.00	8.99
Tenant Services - Salaries	342.50	2.24	200.00	1.31	2,528.07	2.36	1,400.00	1.31
Tenant Services - Other incurred s	2,100.00	13.73	166.67	1.09	2,100.00	1.96	1,166.67	1.09
Water	184.90	1.21	645.83	4.22	1,155.47	1.08	4,520.83	4.22
Electricity	1,017.11	6.65	891.67	5.83	5,758.23	5.38	6,241.67	5.83
Gas	447.99	2.93	687.50	4.49	3,811.88	3.56	4,812.50	4.49
Other Utilities Expense	741.98	4.85	983.33	6.43	4,566.48	4.26	6,883.33	6.43
Maintenance Labor	4,881.20	31.90	5,525.58	36.11	36,185.23	33.79	38,679.08	36.11
Temporary Labor	0.00	0.00	0.00	0.00	1,593.10	1.49	0.00	0.00
Materials	4,471.04	29.22	4,229.16	27.64	42,064.25	39.28	29,604.16	27.64
Contract Cost	1,162.01	7.59	625.00	4.08	19,339.74	18.06	4,375.00	4.08
Contracts - Heating and Cooling	352.40	2.30	333.33	2.18	12,510.93	11.68	2,333.33	2.18
Contracts - Landscape and Grounds	875.00	5.72	833.33	5.45	17,875.00	16.69	5,833.33	5.45
Contracts - Unit Turnaround	185.00	1.21	3,750.00	24.51	11,644.52	10.87	26,250.00	24.51
Contracts Electrical	0.00	0.00	166.67	1.09	1,776.09	1.66	1,166.67	1.09
Contracts - Plumbing	0.00	0.00	166.67	1.09	4,534.69	4.23	1,166.67	1.09
Contracts - Extermination	978.00	6.39	1,166.67	7.63	5,096.00	4.76	8,166.67	7.63
Contracts - Janitorial	261.71	1.71	291.67	1.91	1,617.79	1.51	2,041.67	1.91
Contract Costs - Misc	1,422.20	9.30	1,375.00	8.99	3,140.70	2.93	9,625.00	8.99
Trash Removal	1,498.00	9.79	1,583.33	10.35	10,516.00	9.82	11,083.33	10.35
Vehicle Maintenance	0.00	0.00	62.50	0.41	0.00	0.00	437.50	0.41
Insurance - Prop	2,768.99	18.10	2,666.67	17.43	19,114.97	17.85	18,666.67	17.43
Insurance - Liability	373.60	2.44	516.67	3.38	2,579.05	2.41	3,616.67	3.38

# Hocker Heights

## Board Operating Statement / Budget

Preview

October, 2021

	<u>Monthly</u> <u>Totals</u>	<u>PUM</u>	<u>Monthly</u> <u>Budget</u>	<u>PUM</u>	<u>YTD Totals</u>	<u>PUM</u>	<u>YTD Budget</u>	<u>PUM</u>
Insurance - Workman's Comp	1,009.45	6.60	458.33	3.00	6,019.10	5.62	3,208.33	3.00
Insurance - Other	708.38	4.63	208.33	1.36	4,833.59	4.51	1,458.33	1.36
Employee Benefit Cont.	2,586.68	16.91	2,214.25	14.47	12,883.85	12.03	15,499.75	14.47
Employee Benefits - Maint	2,298.55	15.02	1,671.58	10.93	12,475.93	11.65	11,701.08	10.93
Collection Losses	(100.00)	(0.65)	833.33	5.45	28,800.39	26.89	5,833.33	5.45
<b>Operating Expenses</b>	<b>47,991.13</b>	<b>313.67</b>	<b>49,473.22</b>	<b>323.35</b>	<b>392,563.96</b>	<b>366.54</b>	<b>346,312.72</b>	<b>323.35</b>
<b>Operating Profit / (Loss)</b>	<b>(3,167.50)</b>	<b>(20.70)</b>	<b>1,006.96</b>	<b>6.58</b>	<b>141,506.93</b>	<b>132.13</b>	<b>7,048.46</b>	<b>6.58</b>
<b>Non-Operating Expenses</b>								
Extraordinary Maintenance	3,560.00	23.27	0.00	0.00	41,570.87	38.82	0.00	0.00
Replacement of Equipment	0.00	0.00	0.00	0.00	3,427.71	3.20	0.00	0.00
Betterments and Additions	0.00	0.00	0.00	0.00	780.50	0.73	0.00	0.00
<b>Non-Operating Expenses</b>	<b>3,560.00</b>	<b>23.27</b>	<b>0.00</b>	<b>0.00</b>	<b>45,779.08</b>	<b>42.74</b>	<b>0.00</b>	<b>0.00</b>
<b>Profit/(Loss)</b>	<b>(6,727.50)</b>	<b>(43.97)</b>	<b>1,006.96</b>	<b>6.58</b>	<b>95,727.85</b>	<b>89.38</b>	<b>7,048.46</b>	<b>6.58</b>

Report Selections